

TOWN OF RIVERHEAD REQUIREMENTS FOR SUBMISSION OF RESIDENTIAL CONSTRUCTION PLANS AND PERMITS

New York State has adopted a new building code entitled “**The Building Code of the State of New York**” which is now in effect (effective January 1, 2003). The new code consists of several volumes that may be purchased by contacting the International Council of Building Officials (ICBO) at 1-800-284-4406. All applications submitted after January 1, 2003 must be designed in accordance with this code. It is required that an approved set of plans be on the construction site for all stages of construction. If these approved plans are not on site, the inspector will require you to re-schedule your inspections.

All buildings in the Town of Riverhead are located in a **110 MPH** wind zone and must be designed in accordance with one of the following reference manuals as per Section R301 of the Residential Code and 1609.2 of the Building Code of New York:

1. American Forest and Paper Association (AF&PA) **Wood Frame Construction Manual for One and Two Family Dwellings**. www.awc.org/
2. Southern Building Code Congress **International Standard for Hurricane Resistant Residential Construction**. www.sbcci.org/
3. American Society for Civil Engineers, **Minimum Design Loads for Buildings and Other Structures** www.asce.org

The BCNYS Section 1609.2 and the standards referenced in RCNYS Section R301.2.1.1 have definitions of windborne debris regions. In areas where the basic wind speed is 110 mile per hour (MPH) or greater, the wind-borne debris region is applicable at a distance of one (1) mile inland from the mean high water line. All glazed openings in buildings must be protected with glazing meeting the large missile test certification or with structural shutters with attached hardware that complies with RCNYS R301.2.1.2 Internal pressure. The ASTM E1996, 1998 edition, has more specific requirements on the levels of protection required in these areas. Specific to the area between the 110 MPH and 120 MPH wind contour lines, the measurement of the one (1) mile distance is determined by the local Code Enforcement Official.

A full code analysis must be submitted on each set of plans. This analysis must contain the following information and certified by the design professional:

1. Reference standard that was utilized in the design of the structure.
2. Floor area of each story and garage.
3. Design load calculations including live, dead, snow, seismic, and wind (including uplift) and code conformance.
4. Window and door schedule showing conformance with emergency escape requirements and missile test requirement when applicable.
5. Energy calculations submitted by the design professional using software known as “MEC *check*” (4 pages) see www.energycodes.org
6. Nailing schedules for all structural elements and roof shingles.
7. Location of smoke detector(s) and carbon monoxide detector(s).

The following details must also be submitted on each set of plans:

1. All clips, straps, and foundation anchoring that is required.
2. All structural elements including columns, girders, joists, lintels, headers, wall and roof framing with dimensional lumber and engineered lumber sizes.
3. Load paths from roof to foundation.
4. Truss design drawings with calculations and attachment details.
5. Structural shutter and hardware design details when applicable.

6. Plumbing riser diagram.

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